



**ZONING ADMINISTRATOR
NOTICE OF DECISION
Otay Ranch Village 7 Neighborhood R-2C
Presidio Single-Family Homes**

Date: October 08, 2012
Applicant: JPB Development, LLC
Case No.: DRC-12-09
Address: Neighborhood R-2C: Fleishbein Street and Kincaid Avenue, East of La Media Road and South of Birch Road (APN 644-300-08 & 09; 644-301-01-00 thru 20)
Project Planner: Caroline Young

Notice is hereby given that on October 08, 2012, the Zoning Administrator considered Design Review (DRC) application DRC-12-09, filed by JPB Development, LLC ("Applicant"). The Applicant requests a Design Review approval for 22 Single-Family lots to be constructed on approximately 2.1 acres of land in Otay Ranch Village Seven, Neighborhood R-2C. The Project is located on Fleishbein Street and Kincaid Avenue, East of La Media Road and South of Birch Road ("Project Site") and is owned by Otay Ranch Twelve, LLC ("Property Owner"). The Project Site is zoned Planned Community (PC) within the Otay Ranch Village Seven Sectional Planning Area (SPA), with a General Plan designation of Residential Low-Medium (RLM). The Project is more specifically described as follows:

The Project consists of 22 single-family residences within the Otay Ranch Village 7 R-2C neighborhood. The average lot sizes are 4,250 square feet. Each home has a large rear yard area and garage access directly off the primary street. The majority of the rear yards of the single-family homes are adjacent to the hillside along La Media Road. The design of the homes will complement the Santa Barbara architectural theme of the Otay Ranch area and provide enhanced features such as veranda wrap-around porches, decorative wrought iron balcony railings, window trim, and window shutters on exterior side elevations for corner lots.

Planning staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the proposed project was adequately covered in previously adopted Final Second Tier EIR (EIR-04-06), for the Otay Ranch Village Seven SPA Plan and Tentative Map. Thus, no further environmental review or documentation is necessary.

The Zoning Administrator, under the provisions of Section II 3.10.2f of the Chula Vista Municipal Code and the Otay Ranch SPA plan, has been able to make the design review permit findings as required by Otay Ranch SPA plan Section II 3.10:

- 1. That the proposed project is consistent with the development regulations of the Village Seven SPA Plan and Planned Community (PC) District Regulations.**

Neighborhood R-2C is designated Residential Single-Family in the PC District regulations of the Otay Ranch Village Seven SPA Plan. The maximum allowable density within neighborhood R-2 is 375 units. This project is proposing 22 units within this area, which is in compliance with the requirements of a maximum density per the R-2 Neighborhood. The use is permitted and meets all of the development regulations as stipulated in the Otay Ranch Village Seven PC District Regulations as conditioned.

- 2. The proposed project is consistent with the design and development standards of the Otay Ranch Village Seven SPA Design Plan.**

The project is in compliance with the Single-Family Design Guidelines of the Otay Ranch Village Seven Design Plan and is consistent with the SPA density requirements. The development meets the design standards of the Otay Ranch SPA Plan Area Village 7 regulations by maintaining the required 50 percent of corner lots having veranda wrap around style porches. The majority of the homes also provide a pedestrian orientation and seating area in the form of a front porch, courtyard, or veranda. The project also provides no more than two consecutive plan types are adjacent to each other to provide an overall variety of architectural style of homes within the neighborhood. The design of the homes will complement the Santa Barbara architectural theme of the Otay Ranch area and provide enhanced features on exterior side elevations for corner lots

- 3. The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village Seven SPA Design Plan.**

The design features of the proposed development project site and building designs are consistent with, and are a cost-effective method of satisfying the regulations of the Otay Ranch Village Seven SPA Design Plan and Landscape Manual.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DRC-12-09, as described above subject to the following conditions of approval:

- I. Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements. Unless otherwise noted, the following conditions shall be satisfied prior to the approval of the first building permit:**

Planning Division

- 1 The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1697.
3. The Applicant shall provide enhanced elevations for all exterior corner lots within the development.

Fire Department

4. The Project will require a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20 psi).
5. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the above mentioned fire flow is available to serve this project.
6. The Applicant shall have the project's access, water supply and street signs in place prior to bringing combustibles on site.
7. The buildings shall be addressed in accordance with the following criteria:
 - 0-50 ft. from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51-150 ft. from the building to the face of the curb = 10-inches in height with a 1 ½-inch stroke

- 151 ft. from the building to the face of the curb = 16-inches in height with a 2-inch stroke
8. Pursuant to State law, all new one- and two-family homes and townhouses built in the state starting January 1, 2011, will be required to be equipped with life-saving fire sprinkler systems.

Landscape Architecture Division

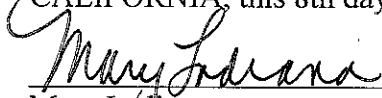
9. All landscape improvements shall be in compliance with the approved Village 7 Landscape Master Plan, Slope & Erosion Control Plan & the Village 7 In-Tract landscape improvement plans approved on September 16, 2005.
10. The Applicant shall pay the Park Acquisition and Development Fees for the construction of the homes.
11. The Applicant shall supply each new homeowner with a copy of the City of Chula Vista Landscape Water Conservation Checklist prior to occupancy.
12. The design of yards for models homes will be subject the Chula Vista Landscape Water Conservation Ordinance, Chapter 20.12 of the Municipal Code as will the design of developer installed front yards.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-12-09, date stamped on September 20, 2012, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.260 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or

issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 8th day of October 2012.



Mary Ladiana
Zoning Administrator